

2005-01

PARTITION PLAT No. 2005-1

A REPLAT OF LOT 7, BLOCK 3,
"OAK CREEK ACRES",
LOCATED IN THE JAMES A. BENNETT D.L.C. No. 45,
AND IN THE SOUTHWEST 1/4 OF SECTION 3,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: BRANDON ANTONI, TINA SCHINDLER
JOHN SCHINDLER, AND DIANE SCHINDLER

DATE: NOVEMBER 16, 2004

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF
THE CITY OF CORVALLIS COMMUNITY DEVELOPMENT DEPARTMENT FILE NUMBER
MLP04-00003.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NORTH LINE OF BLOCK 3 OF "OAK CREEK
ACRES".

BOUNDARY DETERMINATION

THE IRON PIPES FOUND AT THE NORTHWEST, SOUTHWEST, AND SOUTHEAST
CORNERS OF LOT 7 WERE HELD FOR THE WEST AND SOUTH LINES OF THE
PARENT PARCEL. THE NORTH LINE WAS DETERMINED BY HOLDING THE IRON
PIPE AT THE NORTHWEST CORNER OF LOT 7 AND THE IRON PIPE AT THE
NORTHEAST CORNER OF LOT 3. THIS LINE AGREED CLOSELY WITH IRON
RODS ON THE NORTH RIGHT-OF-WAY OF SW MORRIS STREET. THE
NORTHEAST CORNER OF LOT 7 WAS THEN ESTABLISHED BY PROPORTIONATE
MEASUREMENT BETWEEN THE ABOVE DESCRIBED IRON PIPES.

SURVEYOR'S CERTIFICATE:

I, C. HENRY COLE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN
THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY
SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS
SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT
IS DESCRIBED AS FOLLOWS:

LOT 7 OF BLOCK 3 OF "OAK CREEK ACRES", A SUBDIVISION PLAT
OF RECORD IN SECTION 3, TOWNSHIP 12 SOUTH, RANGE 5 WEST
OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY,
OREGON.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT BRANDON ANTONI,
TINA SCHINDLER, JOHN SCHINDLER, AND DIANE SCHINDLER ARE THE
OWNERS OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE
PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO
PARCELS AS SHOWN ON THE ATTACHED MAP.

Brandon Antoni
BRANDON ANTONI

Tina Schindler
TINA SCHINDLER

John Schindler
JOHN SCHINDLER

Diane Schindler
DIANE SCHINDLER

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Marion } SS

THIS IS TO CERTIFY THAT ON THIS 21 DAY OF December
2004, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID
PERSONALLY APPEAR BRANDON ANTONI, TINA SCHINDLER, JOHN SCHINDLER,
AND DIANE SCHINDLER, AND WHO, BEING FIRST DULY SWORN, EXECUTED
THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID
INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

Jeff L. Lang
NOTARY PUBLIC - OREGON
COMMISSION NO. 370169
MY COMMISSION EXPIRES: July 27, 2007



COLE
SURVEYING, INC.

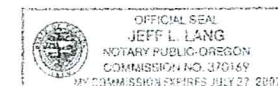
REGISTERED
PROFESSIONAL
LAND SURVEYOR

C. Henry Cole

OREGON
JULY 13, 1984
C. HENRY COLE
2088

EXPIRES 12/31/05

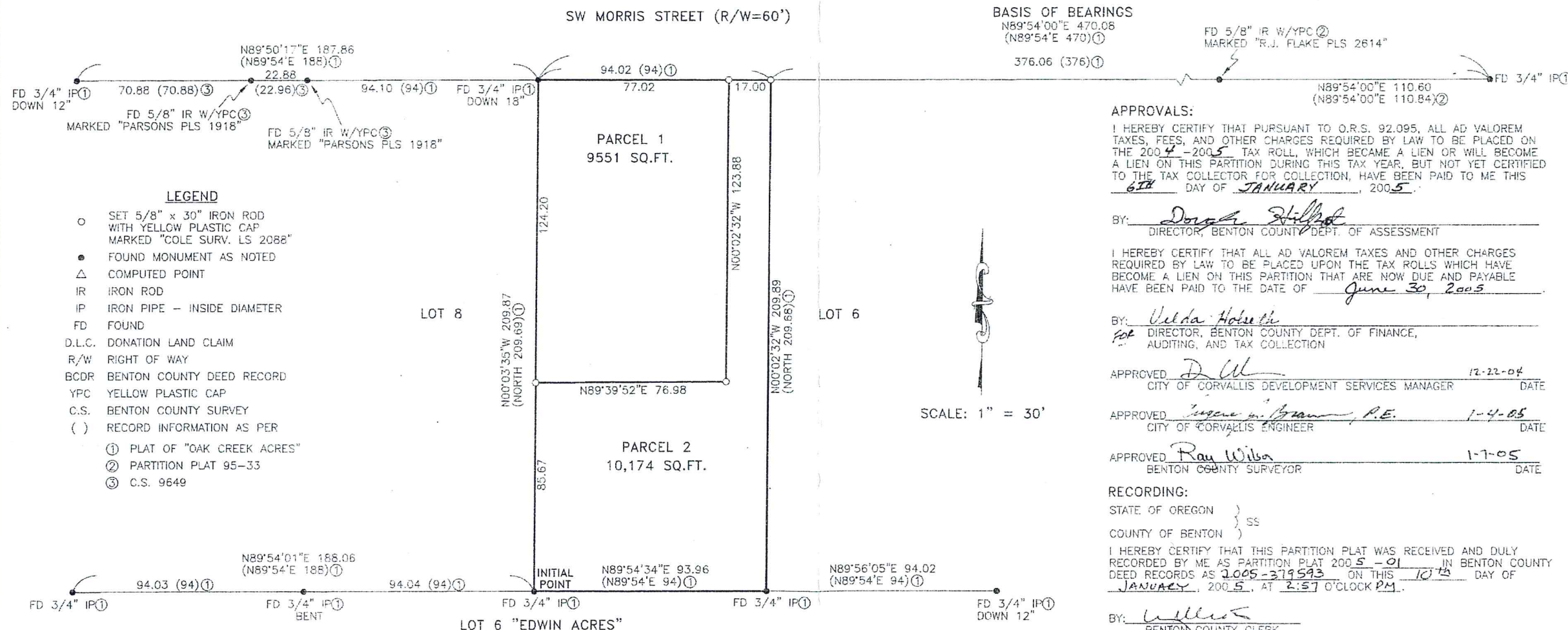
C. HENRY COLE, P.L.S.
COLE SURVEYING, INC.
6765 S.W. PHILOMATH BLVD.
CORVALLIS, OREGON 97333
(541) 929-5500



I, C. HENRY COLE, HEREBY CERTIFY
THAT THIS IS AN EXACT COPY OF
THE ORIGINAL PARTITION PLAT.

NOTES:

AN EASEMENT BENEFITING NORTHERN IDAHO AND MONTANA POWER
COMPANY AS PER BCDR BOOK 55 PAGE 73 EXISTS OVER THE
PROPERTY. AN EASEMENT FOR A GUY WIRE AND A TV ANTENNA POLE
AS PER BCDR BOOK 142 PAGE 660 EXISTS OVER THE PROPERTY.
THESE TWO EASEMENTS DO NOT DEFINE AN EXACT LOCATION.



APPROVALS:

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL AD VALOREM
TAXES, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON
THE 2004-2005 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME
A LIEN ON THIS PARTITION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED
TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS
6th DAY OF JANUARY, 2005.

BY: *Douglas Hilbert*
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES
REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE
BECOME A LIEN ON THIS PARTITION THAT ARE NOW DUE AND PAYABLE
HAVE BEEN PAID TO THE DATE OF June 30, 2005.

BY: *Velda Holm*
FOR DIRECTOR, BENTON COUNTY DEPT. OF FINANCE,
AUDITING, AND TAX COLLECTION

APPROVED *D. W.* 12-22-04
CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER DATE

APPROVED *Ingene M. Brown, P.E.* 1-4-05
CITY OF CORVALLIS ENGINEER DATE

APPROVED *Ray Wilson* 1-7-05
BENTON COUNTY SURVEYOR DATE

RECORDING:

STATE OF OREGON }
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY
RECORDED BY ME AS PARTITION PLAT 2005-01 IN BENTON COUNTY
DEED RECORDS AS 2005-319593 ON THIS 10th DAY OF
JANUARY, 2005, AT 2:57 O'CLOCK PM.

BY: *William*
BENTON COUNTY CLERK
Sr. Deputy Clerk

FLD14-00017